



City of Fredericksburg

Historic Review Board Meeting Agenda
Tuesday, January 14, 2025 ~ 5:30 PM
New City Hall at East Campus
2818 E. U.S. Hwy. 290
Fredericksburg, Texas 78624

David Bullion, Chair
Jessica Mittel, Vice Chair
Cydney Donnell, Member
Sharon Joseph, Member
Robin Cowsar, Member

Todd Eidson, Member
Donna Sanders, Member
Joe Salinas, Jr., Member
Amy Slaughter, Member

The City of Fredericksburg Historic Review Board will meet in a regular session on January 14, 2025 at 5:30PM. Link to City of Fredericksburg to watch video of meeting.

Written Comments: to be submitted remotely:

1. Must be received by 2 p.m. on January 14, 2025.
2. Complete the Citizen Comment Form online at www.fbgtx.org; or
3. Email your comments to jmusgrove@fbgtx.org

Verbal Comments:

1. Sign up in-person between 5:00 p.m. and 5:30 p.m. at the New City Hall at East Campus 2818 E. U.S. Hwy. 290 Fredericksburg, Texas 78624, in order to comment.

You will be limited to 3 minutes to speak.

1. CALL TO ORDER

2. ROLL CALL

3. CHAIR'S STATEMENT

4. APPROVAL OF MINUTES

- A. December 10, 2024, Regular Meeting Minutes

5. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

- A. **2024-1168** - 209 South Acorn - Sport & Country - Request to construct a new 3,442 sq ft residence which Includes a 500 sq ft attached garage on an empty lot
- B. **2024-1167** - 706 W Schubert - Shayna Thompson - front porch restoration, new guest house, reconstruction of rear addition

6. DISCUSSION ITEMS

- A. Recommendation for changes to Stop Work Order fees for work begun without proper Certificate of Appropriateness
- B. Director's Report
 - 1. Demo by neglect update
 - 2. 2024 by the numbers
 - 3. City of Fredericksburg Board and Commission Appreciation Dinner set for February 20, 2025, at 6:00 p.m.

7. ADJOURN

CERTIFICATION

This is to certify that I, Jan Musgrove, posted this Agenda before 4:30PM on January 10, 2025 on the bulletin board of the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Jan Musgrove

Jan Musgrove
Planner 1

**STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG**

**HISTORIC REVIEW BOARD
December 10, 2024
5:30 PM**

On this 10th day of December 2024, the Historic Review Board convened in regular session at the New City Hall at East Campus, 2818 E. U.S. Highway 290, Fredericksburg, Texas, with the following members present to constitute a quorum:

PRESENT:

David Bullion
Jessica Mittel
Cyd Donnell
Sharon Joseph
Robin Cowsar
Todd Eidson
Joe Salinas, Jr.
Amy Slaughter
Donna Heinen Sanders

ABSENT:

ALSO PRESENT:

Anna Hudson – Director of Development Services
Elizabeth Yelverton – City Attorney Staff, Virtually
Shelby Collier – Senior Planner
Jan Musgrove – Planner 1

CALL TO ORDER

The meeting was called to order at 5:30 PM by Chairperson David Bullion.

MINUTES

Sharon Joseph made a motion to approve November 12, 2024, Historic Review Board meeting minutes. Seconded by Todd Eidson. All voted in favor, and the motion carried.

CERTIFICATE OF APPROPRIATENESS APPLICATIONS

Request 2024-1077 – 409 W Creek

Applicant: Nancy and Mark Rose

Request: Re-rate shed structure from high to low to allow for demolition and construction of a new addition.

Todd Eidson made a motion to approve the re-rating from high to low to allow for demolition and construction of the new addition at 409 W Creek. Cyd Donnell seconded the motion.

Outcome: Approved unanimously.

Request 2024-979 – 706 W Travis

Applicant: Brett Oestreich

Request: Construct a 2-story addition to an existing garage.

Sharon Joseph made a motion to approve the request to construct a 2-story addition to the existing garage located at 706 W Travis. Jessica Mittel seconded the motion.

Outcome: Approved unanimously.

Request 2024-789 – 701 N Llano

Applicant: Whitney Koch

Request: Re-rate the main residence from medium to low to allow for demolition.

Jessica Mittel Recused herself.

Discussion: The Board was uncomfortable with the fact that there was no definitive plan for the property and had concerns that it would be turned into a parking lot for the adjacent building that was owned by the same owners of 701 N Llano.

Cyd Donnell made a motion to approve the re-rating of the main residence from medium to low to allow for demolition contingent on the submission of approved plans for new construction on the lot. Donna Heinen Sanders seconded the motion.

Roll call vote: David Bullion voted nay, all other members (excluding Jessica Mitte) voted Aye

Outcome: Conditional approval contingent upon submission of detailed plans for new construction on the lot. Approved.

Request 2024-1001 – 416/418 E Main

Jessica Mittel returned to the Diaz.

Applicant: Brooke Rogan

Request: Paint accessory building (tank house) pink.

Discussion: They complimented the applicant on her business success but stressed that they didn't have a problem with the color of the paint (pink) but that brick or stone should not be painted as this would lead to hastened degradation of the structure, as the brick/stone could not breathe and paint would trap moisture in.

Cyd Donnell made a motion to deny the painting of the accessory building and that the paint be removed with historically sensitive paint remover as not to damage the masonry. Todd Eidson seconded the motion.

Outcome: Denied due to potential structural degradation caused by painting natural stone. Instructed to remove the paint professionally with appropriate products. Approved unanimously

Request 2024-1045 – 410 S Milam

Applicant: Stan Klein

Request: Reconstruction of a barn structure.

Robin Cowsar made a motion to approve the construction of the Barn. Sharon Joseph seconded the motion.

Outcome: Approved unanimously.

Request 2024-968 – 107 N Orange

Applicant: Nancy Lalumia

Request: Remove siding and garage doors; add double doors, half doors, and side doors, paint the doors SWP greenblack and the siding SWP Wool Skein. In addition, a grease trap was installed on the main structure. The work had been performed without the required COA. A stop work order was issued.

Jessica Mittel made a motion to approve the painting of the doors and trim SWP greenblack for the doors and SWP Wool Skein for the trim. Donna Heinen sanders seconded the motion.

Outcome: Approved the painting of the trim and doors to SWP greenblack for the doors and SWP Wool Skein for the trim.

Discussion: As the property is high rated, several Board members wanted to know what the age of the accessory building was, a site visit was requested.

Jessican Mittel made a motion to deny the request to remove siding and garage doors; add double doors, half doors, and side door,. In addition, a grease trap was installed on the main structure until after the Board had had the opportunity to perform a site visit on the garage structure to determine the historic significance of the unit. Todd Eidson seconded the motion.

In Favor: David Bullion, Jessica Mittel, Sharon Joseph, Todd Eidson, Amy Slaughter

Opposed: Cyd Donnell, Robin Cowsar

Outcome: Denied, all the work on the accessory building until after the site visit. Return to HRB so that the board can assess and discuss the rating.

In Favor: Approved unanimously.

DIRECTOR'S REPORT

Anna Hudson, Director of Development Services, discussed the annual report and how busy Staff and the HRB board had been in 2024. Establish a committee to discuss increasing the penalty fees charged to those who do not obtain the correct permits. Shelby gave a brief update on Demo by Neglect with no significant new information.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 7:45 PM by Chairperson David Bullion.

PASSED AND APPROVED on this 14th day of January 2025.

Jan Musgrove, Planner 1

David Bullion, Chairperson



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: January 14, 2025

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-1168 - 209 South Acorn - Sport & Country - Request to construct a new 3,442 sq ft residence which includes a 500 sq ft attached garage on an empty lot

SUMMARY:

The applicant submitted a Certificate of Appropriateness (COA) application requesting permission to: construct a 3,442 sq ft residence with an attached garage that fronts on West Creek Street. The design consists of a single-story structure in the Hill-Country Modern style that has a large material palette including, limestone veneer, stucco cladding and vertically oriented cedar siding as well as large windows, a timber awning over the front door and standing seam metal roof. The request also includes a 7 ft tall privacy fence along the north and east property lines.

The property consists of 10,021 sq ft lot that is currently vacant as the previous non-historic structure was demolished in 2020. The property is located on the northeast corner of South Acorn and West Creek Street.

The applicant previously submitted a COA application requesting construction of a 3,977 sq ft residence with an attached garage that was considered and denied by the Historic Review Board on November 12, 2024. The applicant has since made revisions to the new submission including the reduction in square footage by 535 sq ft, removal of a front rock wall, addition of a timber awning over the front door, and pushing the garage back 6 ft from West Creek Street.

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

Application Number: 2024-954

Address: 209 S Acorn

Rating: Low

Zoning: R1, Single Family Residential

Applicant: Matt Jarosz

Historic District Design Guidelines and Standards

3.4.1 Lot Coverage

- (b). Consider maintaining historic-site development patterns for the relevant complex type discussed in Sec. 2.3; for example, residential rear yards should maintain a central open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery
- (c). Appropriate setbacks from the property lines must be consistent with the surrounding context: for residential construction, as well as commercial construction on Main Street west of Milam Street, front and side yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block;
- (d). The maximum lot coverage allowable will not exceed the base zoning. Maximum allowable lot coverage may be less than the base zoning after deducting the required setbacks from the property lines Sec. 3.4.1(d) and setbacks from historic primary buildings on the property Sec. 3.4.1(e) (f).

3.4.2 Primary Buildings

Follow residential guidelines for all new construction within historically residential sections of the historic district, regardless of use or zoning (refer to the map in appendix C)

- (a). New construction must have the same street-front orientation as the contributing buildings on the same block
- (e). Appropriate setbacks must be consistent with the surrounding context: front-and side-yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; this may allow setbacks that are deeper or shallower than the base zoning
- (f). Design new buildings to be subordinate and not visually overpower the surrounding historic buildings
- (h). For new buildings, an attached garage shall not be the focal point of the design and should be located no less than 15 feet from the front wall of the building (excluding the porch) or one-third of the depth of the building from the front wall of the building, whichever is greater. The garage shall not represent more than 1/3 of the front facade (see Sec. 3.4.3 for discussion of detached garages)
- (j). Front porches are recommended on new primary residential buildings; recommended front porch dimensions are at least 6 feet deep, with an area of at least 60 square feet
- (k). The palette of materials for new residential construction should not use more than two different primary siding materials; a third material may be added if used for trim only
- (r). Modern materials, such as fiber-cement siding, are appropriate for residential buildings, provided that the overall design balances compatibility with differentiation
- (s). If a wood-frame structural system is used, wood siding or fiber-cement siding is encouraged. Using true load-bearing masonry walls with stone, brick, or stucco is also encouraged

STAFF RECOMMENDATION:

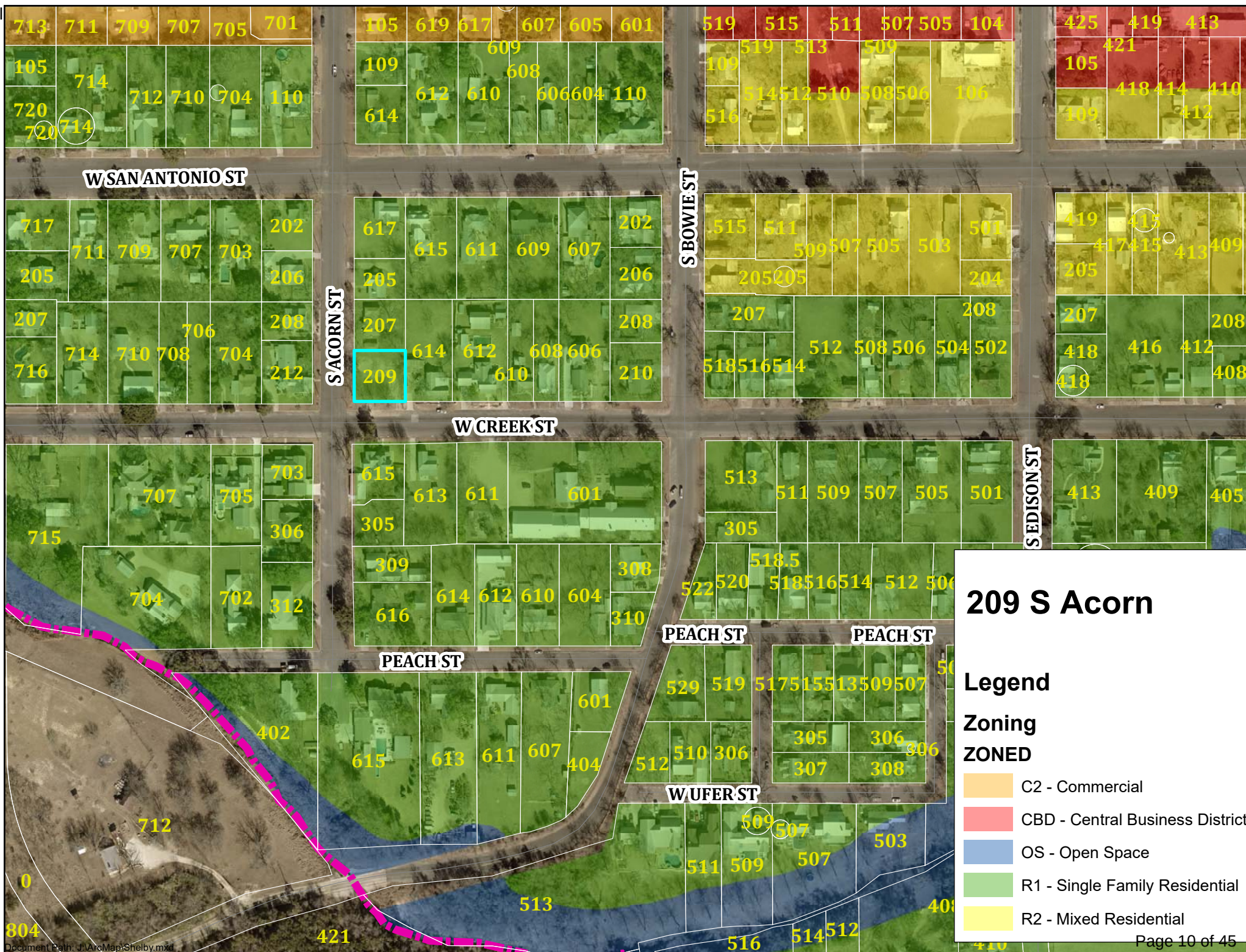
The lot in question was historically lot number 397, a typical 100' x 200' lot that has been subdivided to half the original size.

The applicant has responded to many of the issues presented in the first draft of the design. The size

of the structure has been reduced by 535 feet. The garage facing W. Creek has been pushed back and designed to look like a traditional outbuilding with a lean-to as a way of accommodating a modern 2 car garage. The front entrance has been modified to give a more traditional front porch appearance. While the amount of square feet is still large compared to the footprint of historic homes in the area, the designer has undulated the structure so that the mass of the structure is not overpowering. The change in materials from stucco to limestone also helps break up the mass of the building. The previously proposed stone front wall has been removed which opens up the front yard, in keeping with the historic development pattern of the street. The single story design also helps to keep the house from overpowering neighboring properties.

ATTACHMENTS:

1. 2024-954 Location Map
2. 2029-954 Historic Survey and Front Photo
3. 2024-954 Surrounding Development Map
4. 2024-1168 Building Plans
5. Examples of Appropriate Site Plans



209 S. Acorn



2002 Re-evaluation

☐ High ☐ Medium ☒ Low

Site ID No. 475

Address 209 S. Acorn

Date 1997

Stylistic Influence

GCAD Hyperlink [R2603](#)

Owner HILL COUNTRY COMMUNITY NEEDS COUNCIL

Historic District Yes Historic District

Assessment The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.

Notes

1983 Historic Resources Survey

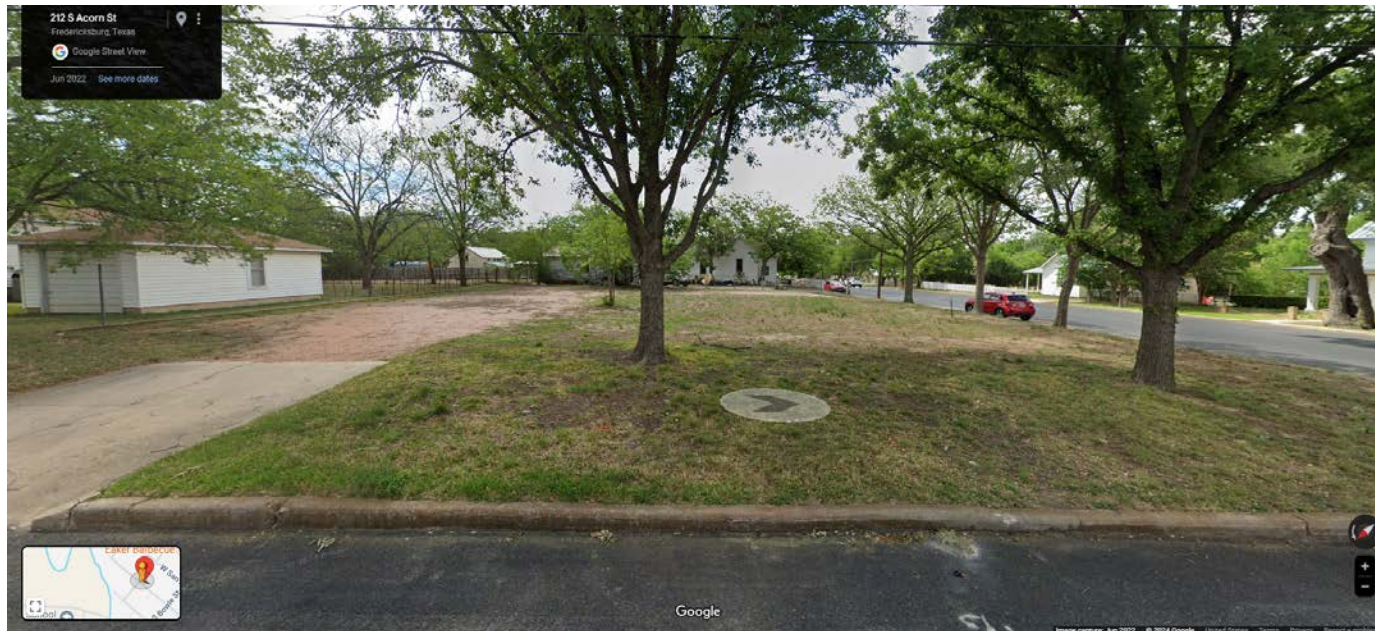
Previous Site No. _____

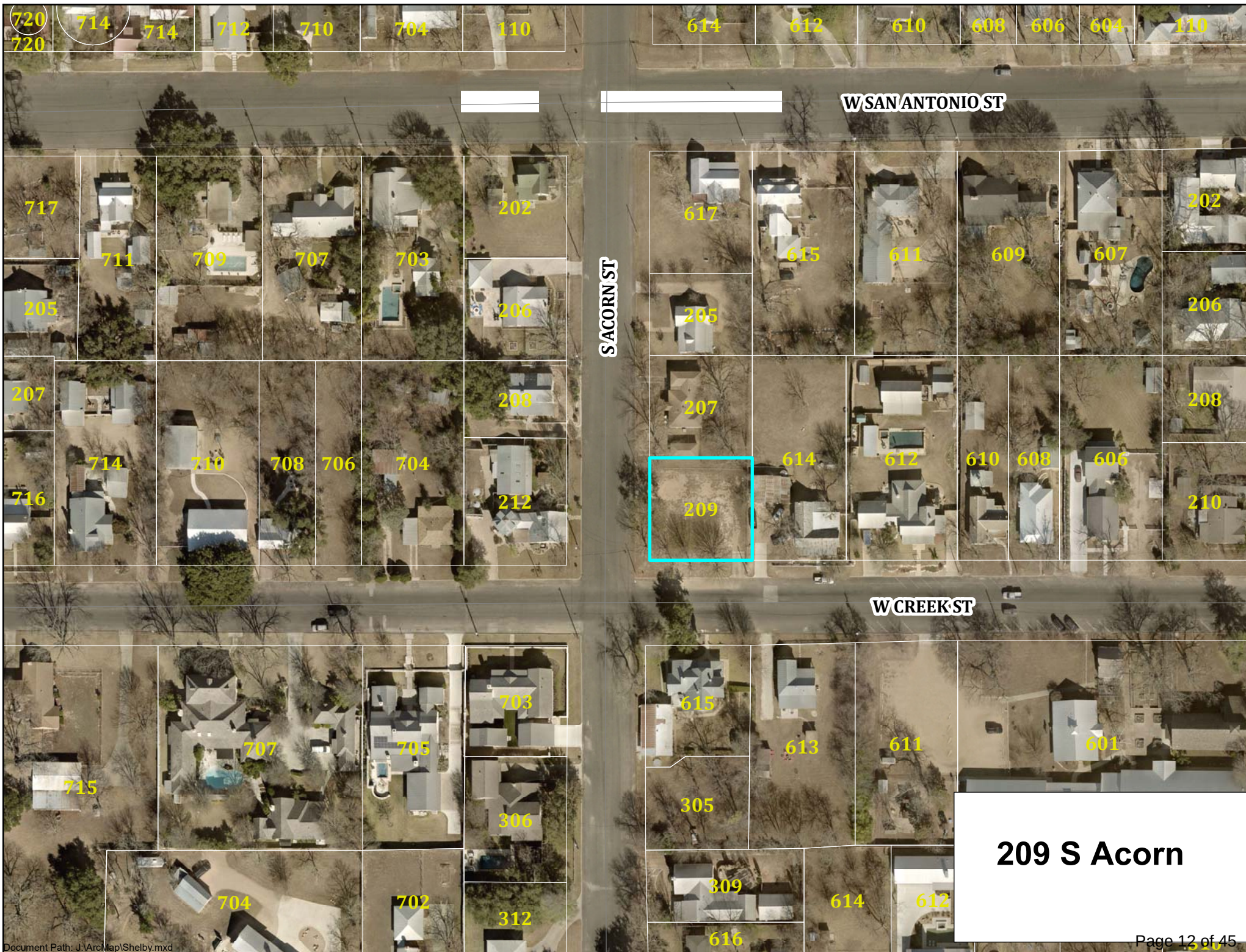
Previous Ranking _____

Previous Photo References

Roll _____

Frame _____



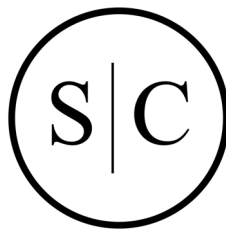


RESIDENCE: 2,666 SF

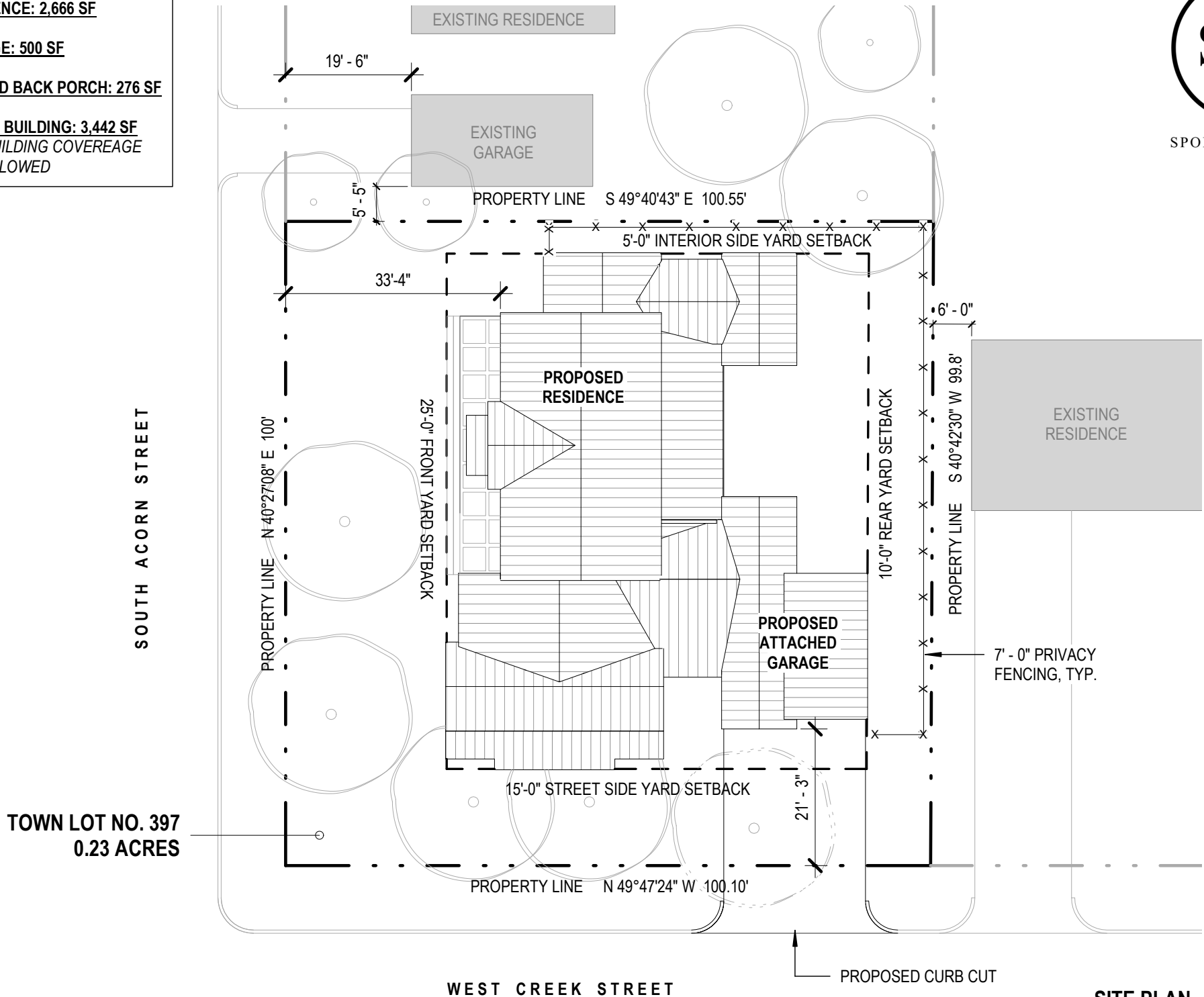
GARAGE: 500 SF

COVERED BACK PORCH: 276 SF

GROSS BUILDING: 3,442 SF
34% BUILDING COVERAGE
40% ALLOWED



SPORT & COUNTRY



SITE PLAN

SCALE: 1" = 20' Page 13 of 45

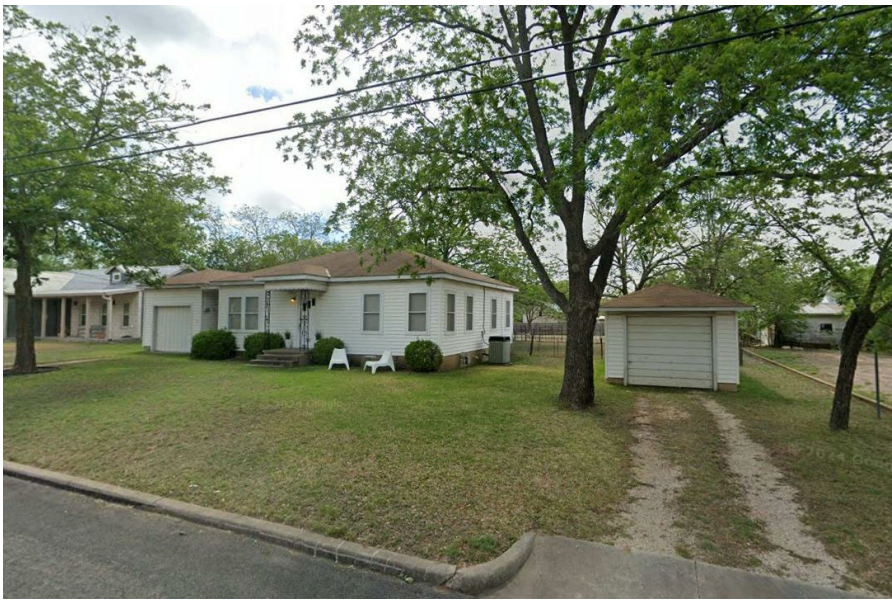


Exhibit 01
207 South Acorn Street



Exhibit 02
209 South Acorn Street

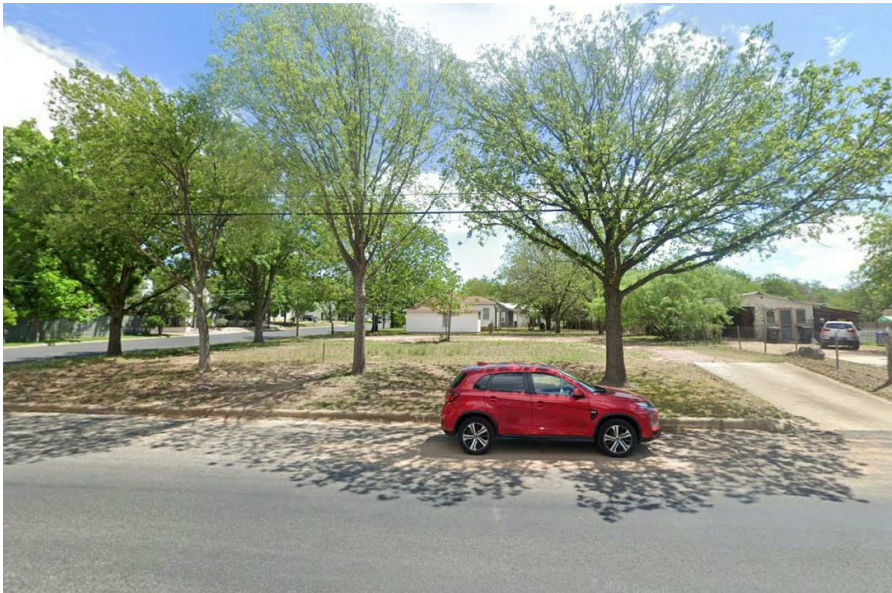


Exhibit 03
209 South Acorn Street

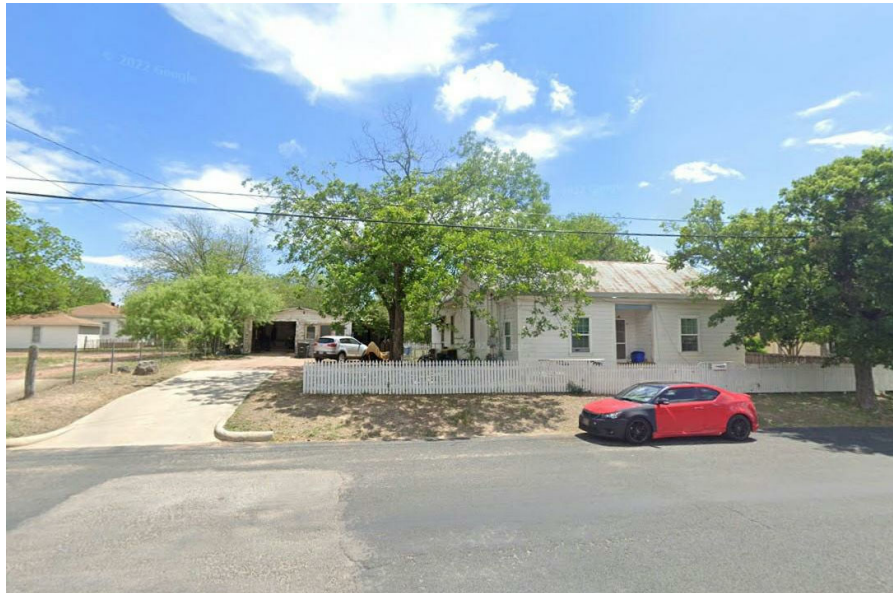


Exhibit 04
614 West Creek Street

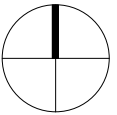


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FLOOR PLAN

SCALE: 3/32" = 1'-0"



PLAN NORTH



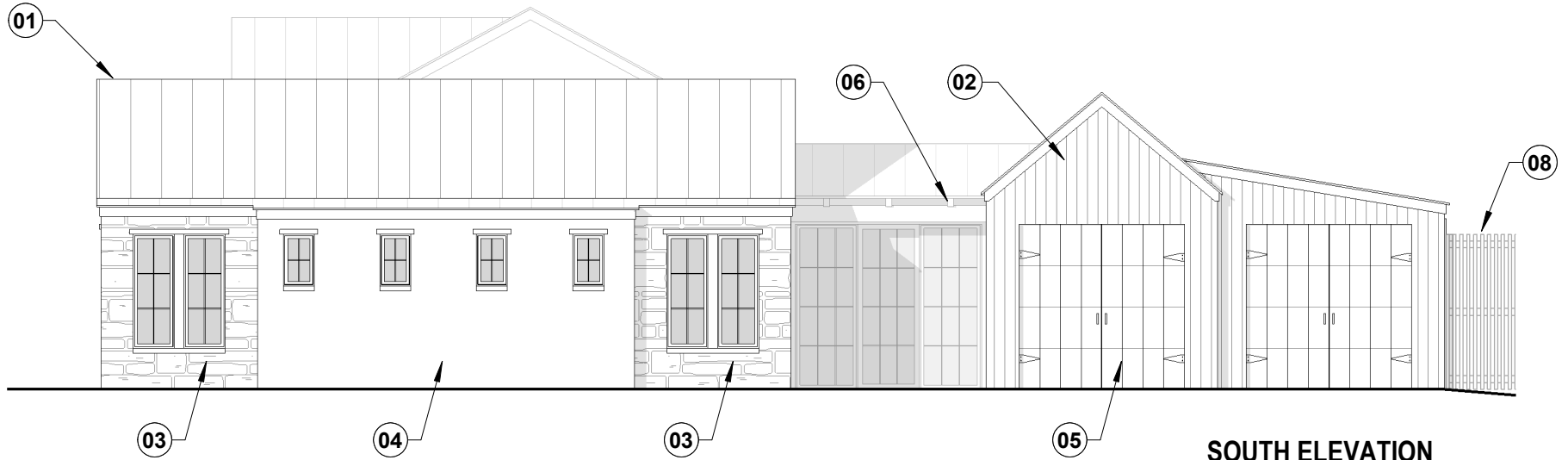
TRUE NORTH

ELEVATION NOTES



SPORT & COUNTRY

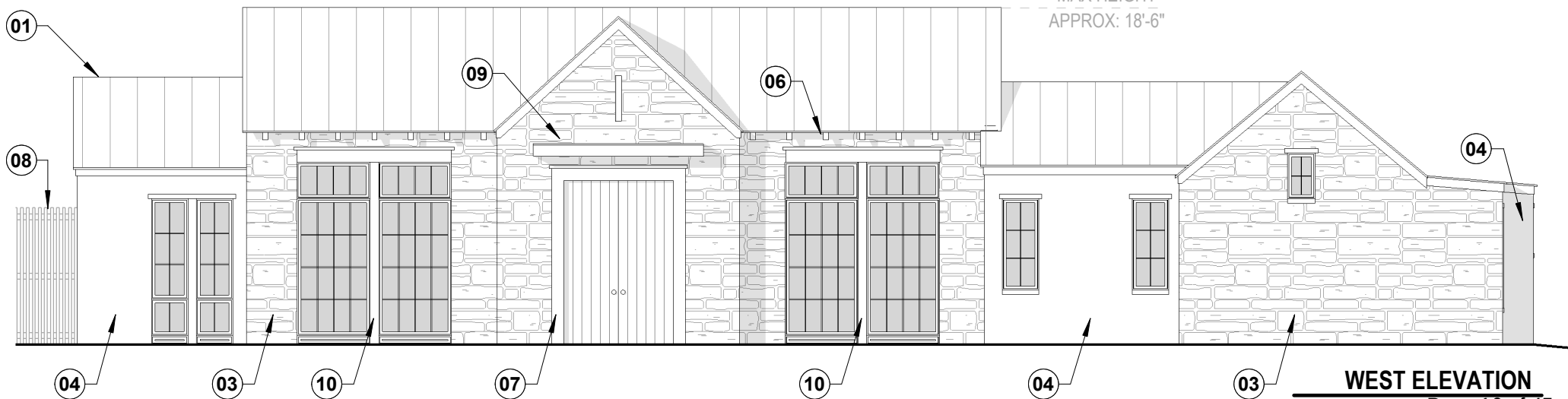
- | | | | |
|----|---|----|--|
| 01 | FLAT PAN STANDING SEAM METAL ROOF, TYPICAL. | 07 | CAST STONE SURROUND AT ENTRY DOOR. |
| 02 | VERTICALLY ORIENTED CEDAR SIDING. | 08 | PRIVACY FENCING, MAX: 7'-0". |
| 03 | LIMESTONE VENEER. | 09 | TIMBER FRAMED AWNING WITH METAL ROOF. |
| 04 | STUCCO CLADDING. | 10 | PAINTED TIMBER COLUMNS BETWEEN WINDOWS, TYPICAL. |
| 05 | WOOD-LOOK OVERHEAD GARAGE DOOR, TYPICAL. | | |
| 06 | TIMBER RAFTER TAILS, TYPICAL. | | |



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

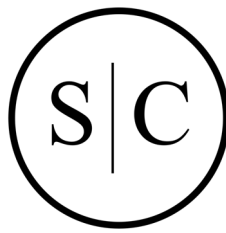
MAX HEIGHT
APPROX: 18'-6"



WEST ELEVATION

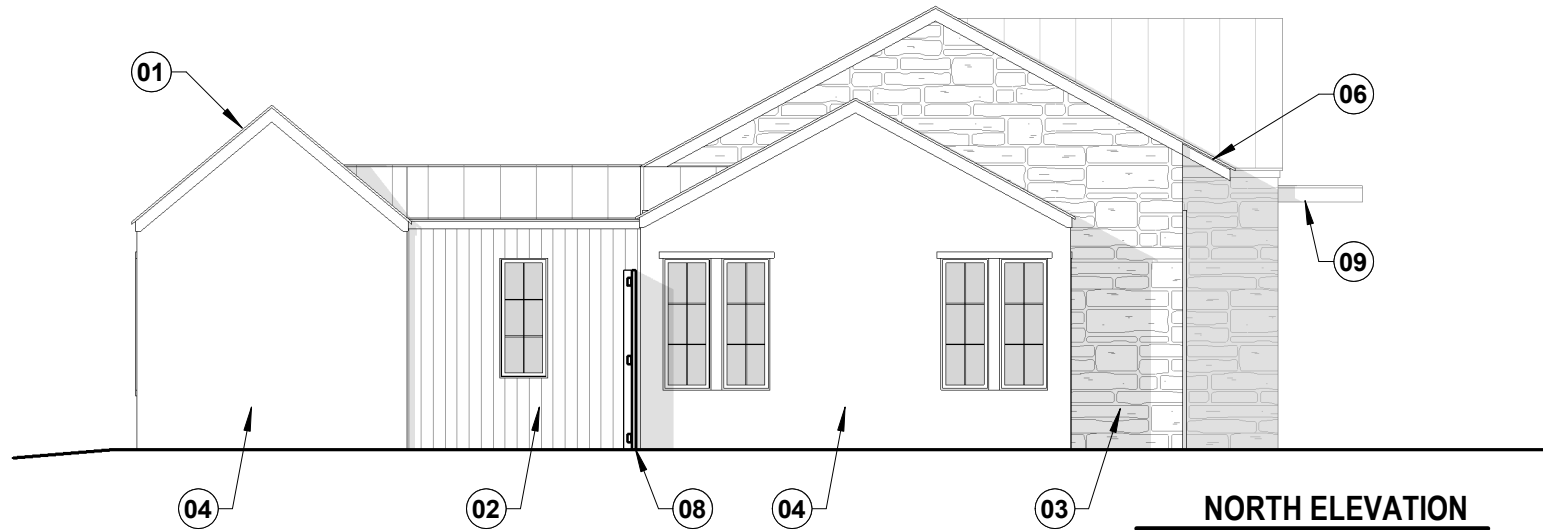
SCALE: 1/8" = 1'-0"

ELEVATION NOTES



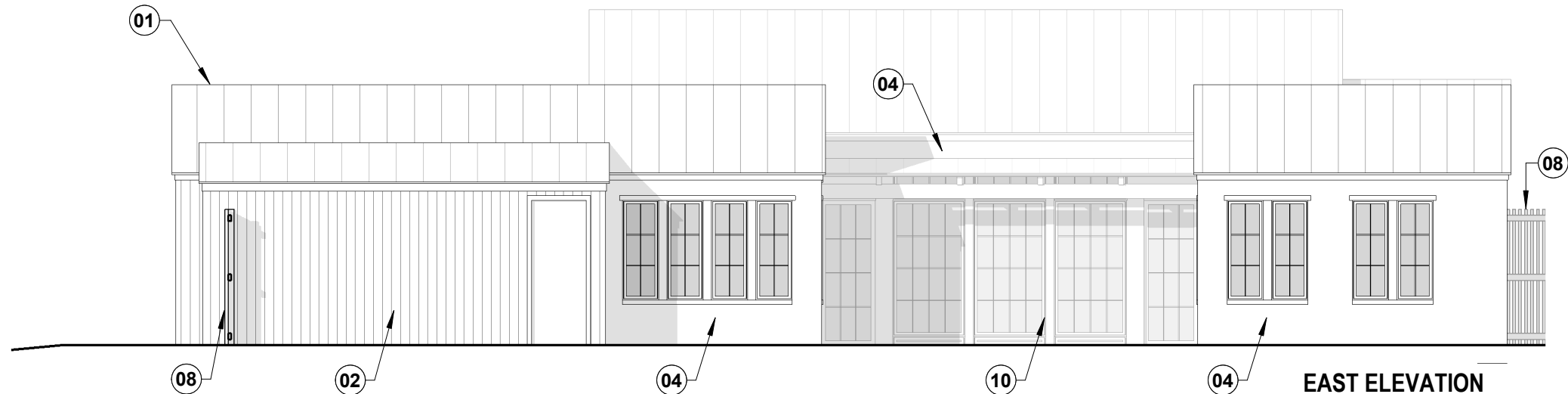
SPORT & COUNTRY

- | | | | |
|----|---|----|---|
| 01 | FLAT PAN STANDING SEAM METAL ROOF, TYPICAL. | 07 | CAST STONE SURROUND AT ENTRY DOOR. |
| 02 | VERTICALLY ORIENTED CEDAR SIDING. | 08 | PRIVACY FENCING, MAX: 7'-0". |
| 03 | LIMESTONE VENEER. | 09 | TIMBER FRAMED AWNING WITH METAL ROOF. |
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| 05 | WOOD-LOOK OVERHEAD GARAGE DOOR, TYPICAL. | | TYPICAL. |
| 06 | TIMBER RAFTER TAILS, TYPICAL. | | |



NORTH ELEVATION

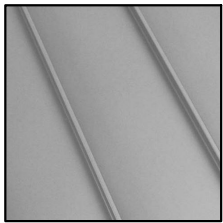
SCALE: 1/8" = 1'-0"



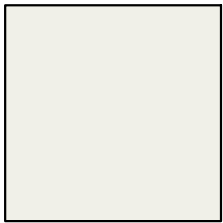
EAST ELEVATION

SCALE: 1/8" = 1'-0"

MATERIALS LEGEND



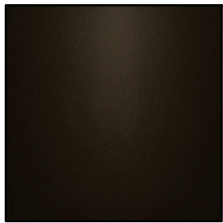
METAL ROOF - PAINT GRIP
(FLAT PAN STANDING SEAM)



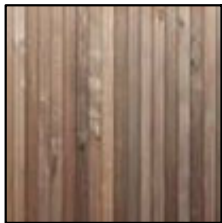
STUCCO - LIGHT CREAM
(INTEGRAL COLOR)



STONE VENEER
CREAM, LIGHT GREY, GREY



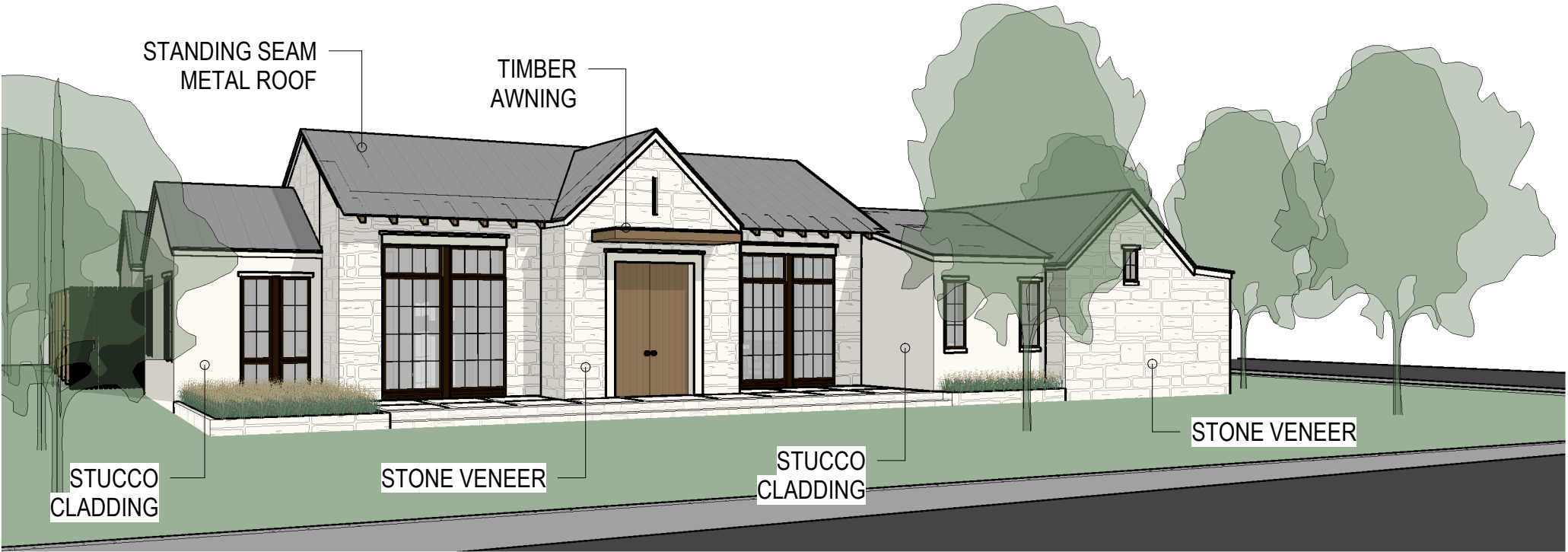
WINDOW / DOOR FRAMES
(ANODIZED BRONZE ALUMINUM)



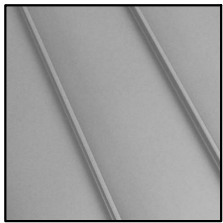
CEDAR SIDING - CLEAR SEAL
(VERTICAL ORIENTATION)



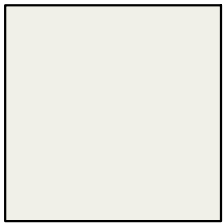
SPORT & COUNTRY



MATERIALS LEGEND



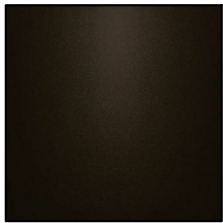
METAL ROOF - PAINT GRIP
(FLAT PAN STANDING SEAM)



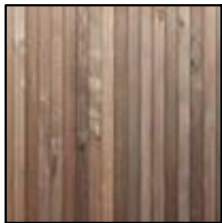
STUCCO - LIGHT CREAM
(INTEGRAL COLOR)



STONE VENEER
CREAM, LIGHT GREY, GREY



WINDOW / DOOR FRAMES
(ANODIZED BRONZE ALUMINUM)



CEDAR SIDING - CLEAR SEAL
(VERTICAL ORIENTATION)

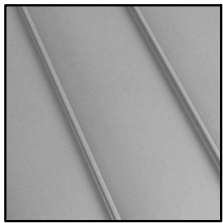


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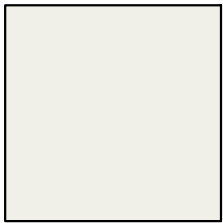


PERSPECTIVE FROM SOUTH ACORN STREET

MATERIALS LEGEND



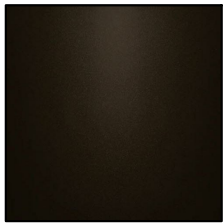
**METAL ROOF - PAINT GRIP
(FLAT PAN STANDING SEAM)**



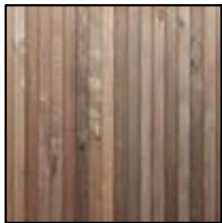
**STUCCO - LIGHT CREAM
(INTEGRAL COLOR)**



**STONE VENEER
CREAM, LIGHT GREY, GREY**



**WINDOW / DOOR FRAMES
(ANODIZED BRONZE ALUMINUM)**



**CEDAR SIDING - CLEAR SEAL
(VERTICAL ORIENTATION)**



SPORT&COUNTRY

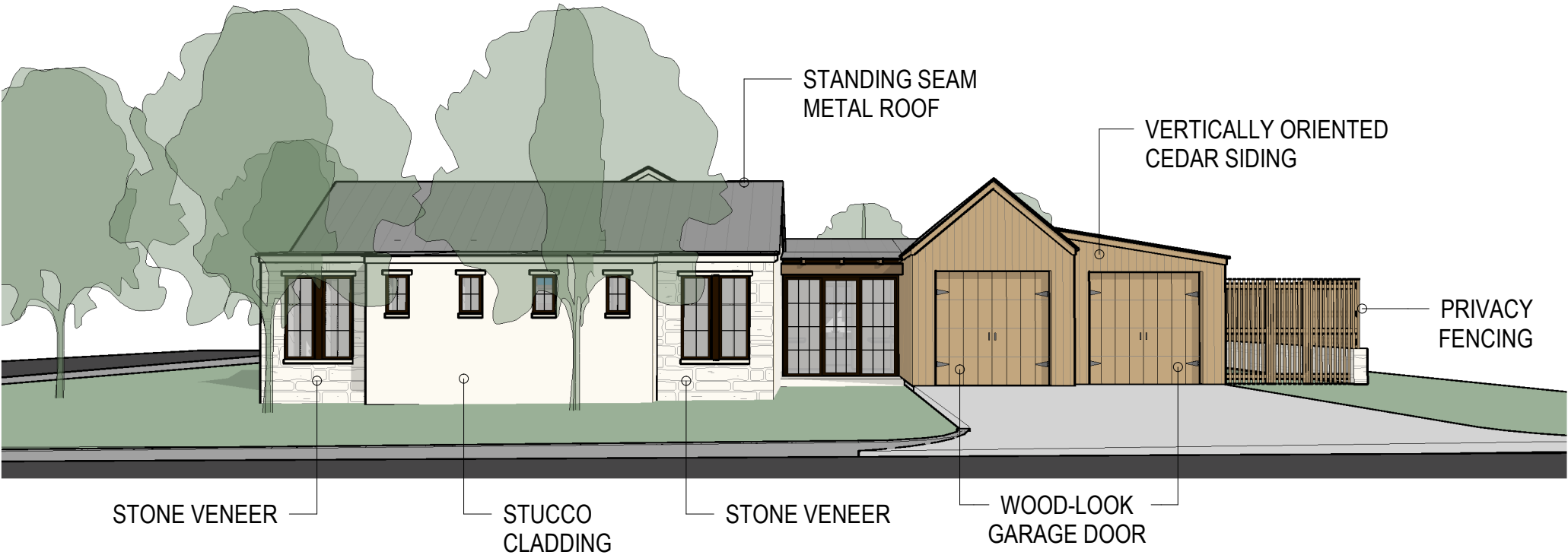


Figure 3-58. Examples of potential **appropriate** site plans that take into consideration historic patterns of lot coverage and open space prevalent among historic residential lots in Fredericksburg. (See *Section 2.3.1.*) Source: HHM archives.

Figure 3-59. Example of an **inappropriate** site plan on E. Travis Street that proposes lot coverage far denser than the surrounding neighborhood. Note the contrast in setbacks between the proposed buildings and the surrounding historic buildings. Note also the proposed inappropriate parking location on the main street, with no buffering or landscaping. Source: City of Fredericksburg Historic Preservation Office.

Figure 3-60. Example of locating parking at the side and using new fencing and landscaping to screen a new service area at 342 W. Main Street.
Source: SKT Architects.



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: January 14, 2025

CATEGORY: CERTIFICATE OF
APPROPRIATENESS APPLICATIONS

CAPTION: 2024-1167 - 706 W Schubert - Shayna Thompson - front porch restoration, new guest house, reconstruction of rear addition

SUMMARY:

Applicant is requesting a Certificate of Appropriateness to:

1. rehab existing house - repair siding, windows, roof
2. rehab front porch - re-install original columns to replace existing non-historic metal columns
3. remove and extend non-original enclosed rear porch
4. add new cover off back porch
5. construct new ADU with siding, roofing to complement historic house

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

3.3 Additions

Preservation

(a) Avoid damaging or obstructing historic character-defining building features and/or site features when constructing additions. High Priority - *Required*

3.4.1 Lot Coverage

Site Design

(g) In areas zoned R1 and R2, the footprint of any single accessory dwelling building (commonly referred to as "Accessory Dwelling Unit" or "ADU") shall not cover a larger footprint of the lot than the primary building.

3.4.3 Accessory Bldgs

Preservation

(a) Avoid impacting significant historic resources or site features when constructing new accessory buildings.

(High Priority -Required Medium Priority- Required Low Priority -Required)

Setbacks and Lot Coverage

(b) Follow lot coverage standards as required in Section 3.4.1.

Height and Massing

(c) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings; The maximum height for an accessory building on a historically designated parcel relates to the preservation priority assigned to the primary building on the parcel. (Note that previously empty lots are considered Low-Priority properties.)

Design

(d) Applied architectural ornament or stylistic detailing of any kind is not appropriate for new accessory buildings.

(e) Consistent with historical lot-development patterns, new ADUs should be designed to look like a single, consistent dwelling unit – even if there are multiple units on the interior. The appearance of multiple ADUs on a single property is not consistent with historical development patterns in the district.

(High Priority -Required Medium Priority - if visible from the public ROW Required if visible from the public ROW Low Priority - Recommended)

(f) Exterior walls, roof features, and window or door openings must authentically communicate the structural system of the new construction. Application of false structural elements is prohibited. The size and placement of window and door openings must accurately correspond to the bays of the structural system. Lintels should reflect the structural system. (High Priority/ Medium Priority/ Low Priority - Recommended)

(g) Revealing structural elements—like true load-bearing posts and beams—is encouraged.

(High Priority/ Medium Priority/ Low Priority Recommended)

Materials

(i) If a wood-frame structural system is used, wood siding or fiber cement siding is encouraged. Use of true load-bearing masonry walls with stone, brick, or stucco also is encouraged.

(High Priority/ Medium Priority/ Low Priority - Recommended)

(j) The palette of exterior materials for new accessory buildings should not use more than two different primary siding materials; a third material may be added if used for trim only. At least one exterior material on the accessory building must match the primary building on the property.

(High Priority-Required Medium Priority- Required Low Priority - Recommended)

(k) Modern materials, such as fiber-cement siding and corrugated metal, may be appropriate for new accessory buildings. High Priority Medium Priority Appropriate Low Priority Appropriate Appropriate The exterior color palette for new accessory buildings must generally be in the same range as the primary building on the property.

(High Priority-Required Medium Priority- Required Low Priority-Recommended)

STAFF RECOMMENDATION:

Staff commends the owner and applicant for prioritizing the rehabilitation of the historic house and thoughtful additions that adhere to the design guidelines. It is fortunate that the original porch columns were found on-site and will be reused. Staff recommends approval as submitted.

ATTACHMENTS:

1. 2024-1167 Location Map
2. Fredericksburg Historic Resources Survey 706 W Schubert
3. 2024-1167 Scope of Work
4. 2024-1167 Plans and Renderings



2024-1167

City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 1279

Address 706 W. Schubert

Parcel Number 20425

GCAD Valuation (as of 2017; where available) \$219,570

Year Built 1915

Year Altered 0

Area Outside Historic District

Historic District No

Recommendation

Priority High

Assessment Example of a distinctive building plan or type that has undergone alterations or deterioration. Despite alterations or deterioration, resource retains much of its original form and character. Resource is a good example of its type.

2002 Photo



Photo Information & Notes

Image Name 1279_1.JPG

Photo References 1279_*.jpg

Notes original porch columns and floor replaced; detached garage at rear; small rear historic addition

2002 SURVEY DATA (continued)

Property Description

Function	Domestic: Single-Family	No of Stories	2
Style	no style	Construction	wood-frame
Plan	Four Square hipped	Foundation	CB
Exterior Walls	WS	Roof	H,AB
Porches	shed	Windows	double-hung wood sash
Outbuildings	garage	Doors	single-leaf door
Alterations	porch		

1983 SURVEY DATA

1983 Survey Site No	758	1983 Survey Ranking	3
1983 Photo References			

706 W Schubert – Scope of Work

The historic residence will be left as original as possible on the exterior with repair to damage of siding and windows only as needed. The original front porch round wood posts are on site and will replace the non-historic 4 iron columns there currently. The 2 half-posts against the wall are original and will remain. The porch ceiling is currently open rafters but the desire is to add beadboard to the ceiling and will be painted light blue. The aged, existing standing seam roof on the porch will remain. Entry door and all windows will remain the historic wood and will be rehabilitated as needed. The only modern, new door will be added to the kitchen to the rear of the home for maximum view to the back. The entry porch and main house roofing will remain as is. All existing 'white' siding, fascia, soffit, etc. is to receive SW 2829 Classical White and the existing dark green windows and trim will receive the deeper toned SW 2809 Rockwood Shutter Green. The desire is to repaint the red screen frames the same Rockwood Shutter Green.

The existing rear lean-to addition to the home is to remain but gain 1' in depth to allow for a revised bathroom (as one was there before) and to extend the kitchen to a rear covered patio. This addition will retain the original 117 Teardrop siding and use reclaimed where needed. The new patio door will be rear facing. The right side of the home will retain the shed roof angle as the connector to the new covered patio that will tie into it with a low gable roof with matching roofing material to the main home. The rear patio will have 6x6 wood columns and wood beams and wood ceiling. The stone wall and stone fireplace sits along the far back wall of the patio and behind the existing home. The patio will feature a stone floor which will tie into the stone walkways throughout the courtyard.

This patio area feeds into the curated courtyard with a small pool, some raised planters and landscaped beds. This courtyard area between the main historic home and the guest house creates differentiating space between the structures. The newly constructed guest house for family members retains a smaller scale, single story. The desire is to have this estate feel congruous throughout and to tie in the same reclaimed 117 teardrop wood siding painted the Classical White as well as fascia/soffit and have new Pella Reserve wood windows and trim painted the Rockwood Shutter Green. The roof material will also match the existing home roof material. The side entry door to the guest house will be a reused door from the existing home and the small entry porch will reuse the more modern iron columns that are being taken off of the existing home that were not original. The Client's enjoy rehabilitating and reusing reclaimed products where they can as a more sustainable approach. This guest house is differentiated by scale and form from the main home. We do tie into the style with a hip roof while bringing in a large front facing gable end. The desire is to create a harmonious project and let the main historic house stand out and tuck the smaller scaled guest house further in the rear right corner but still compliment each other with similar materials.

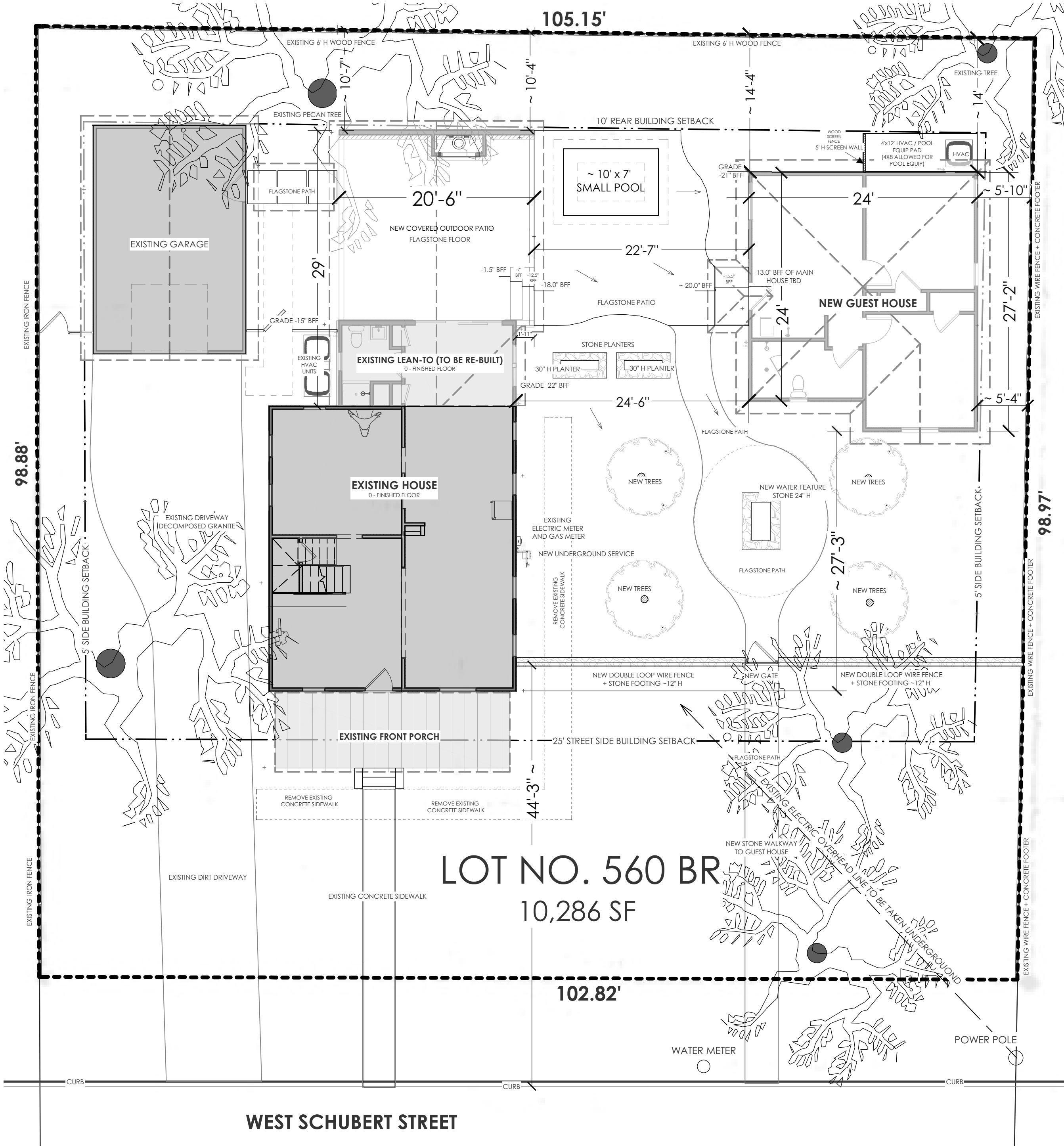
The site design allows for courtyard space to be created between the new back corner guest house and the existing historical home. This courtyard includes a small pool, stone walkways and some planters and fountain and detailed landscape design yet to be determined. A new front fence will be added 3' behind the front line of the main house and will be 36" h double loop fence on top of a low ~12" h stone base to create a minimum required 42" h security fence with self-closing and latching gate for the pool safety and security. This open wire fence will allow views still through to the back of the property and the landscaped area between the guest house and main house. All of the significant pecan trees are to remain on the property to retain the established feel.



EXISTING RIGHT SIDE ELEVATION



EXISTING RIGHT / REAR ELEVATION



LOT NO. 560 BR
10,286 SF

WEST SCHUBERT STREET

SITE PLAN 1/8" = 1'-0"



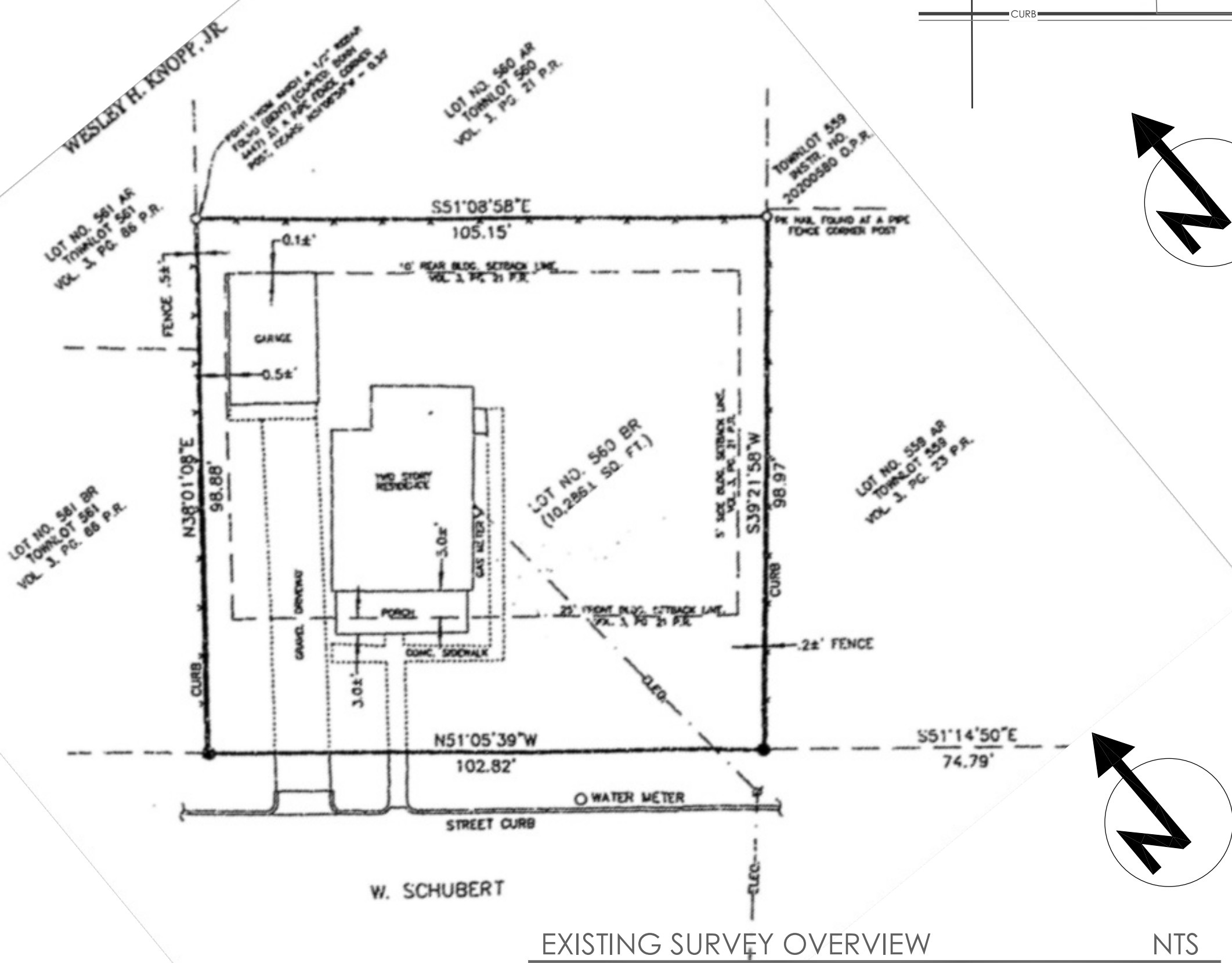
PROPOSED FRONT STREET VIEW



EXISTING FRONT ELEVATION



EXISTING FRONT ELEVATION



EXISTING SURVEY OVERVIEW

NTS

HRB - COA REVIEW SET ONLY

HRB - COA REVIEW SET ONLY

Shayna Thompson
DESIGNER / OWNER
446 S Lincoln St. Unit A
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830.998.1673
shayna@willowcreekdesignsfg.com

Strode Residence
706 W. Schubert
Fredericksburg, Texas 78624

SITE PLAN

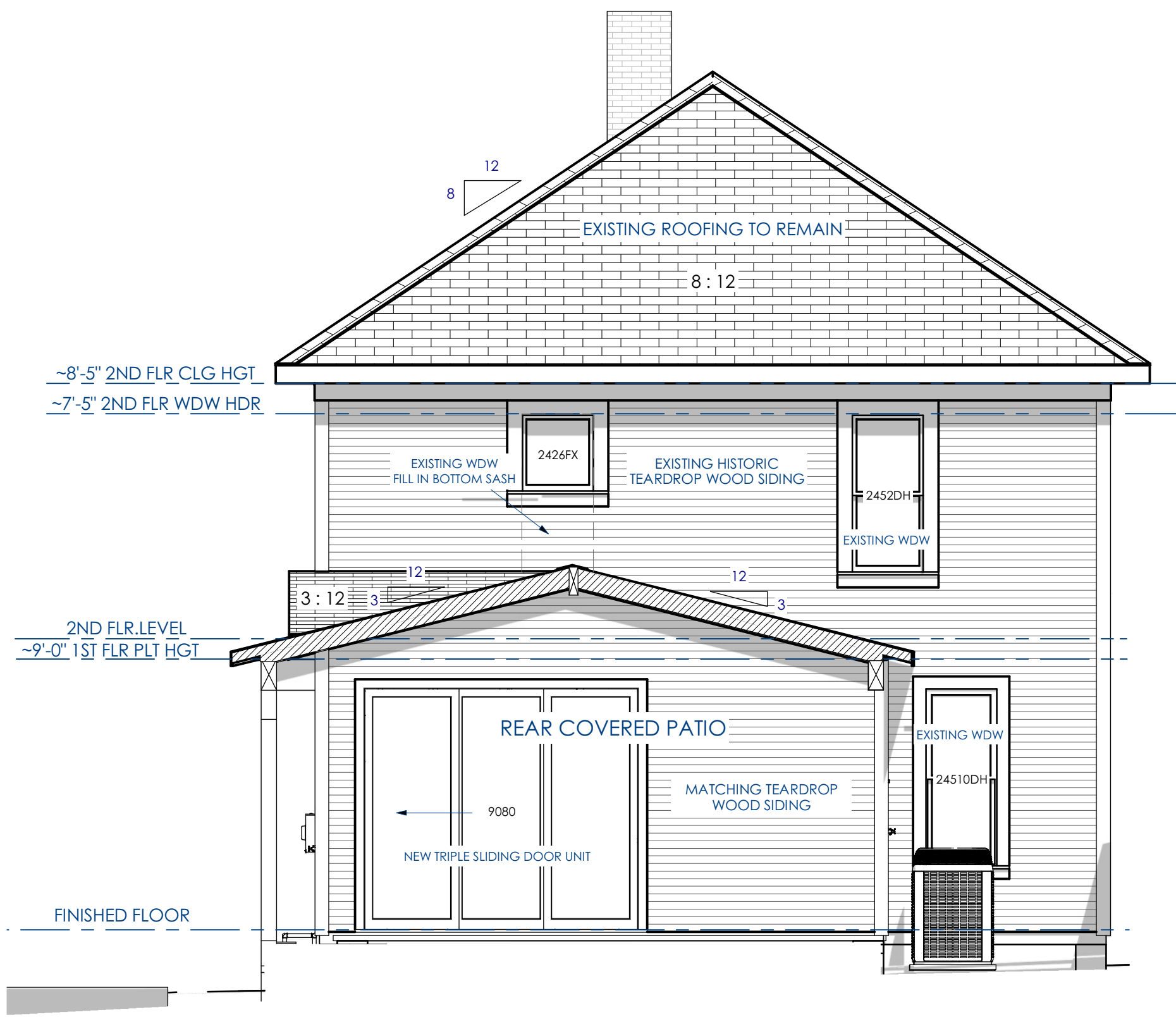
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1/4" = 1'-0"

Date:
12/23/2024

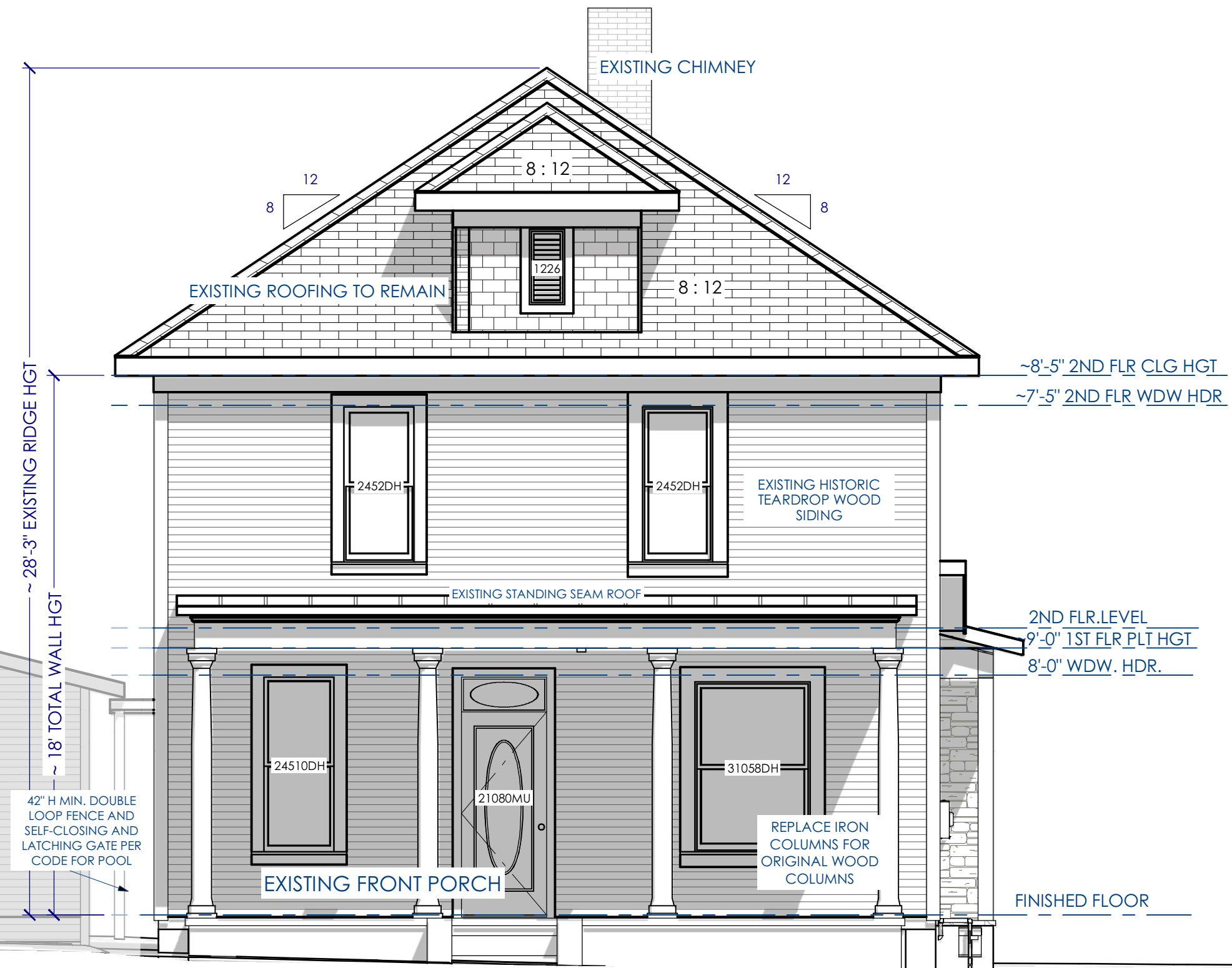
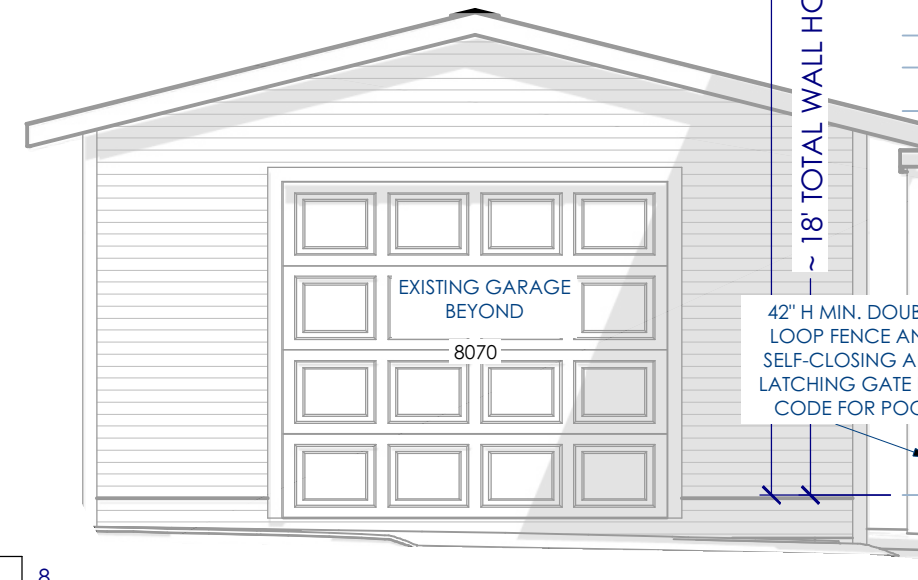
Revisions:

A-1

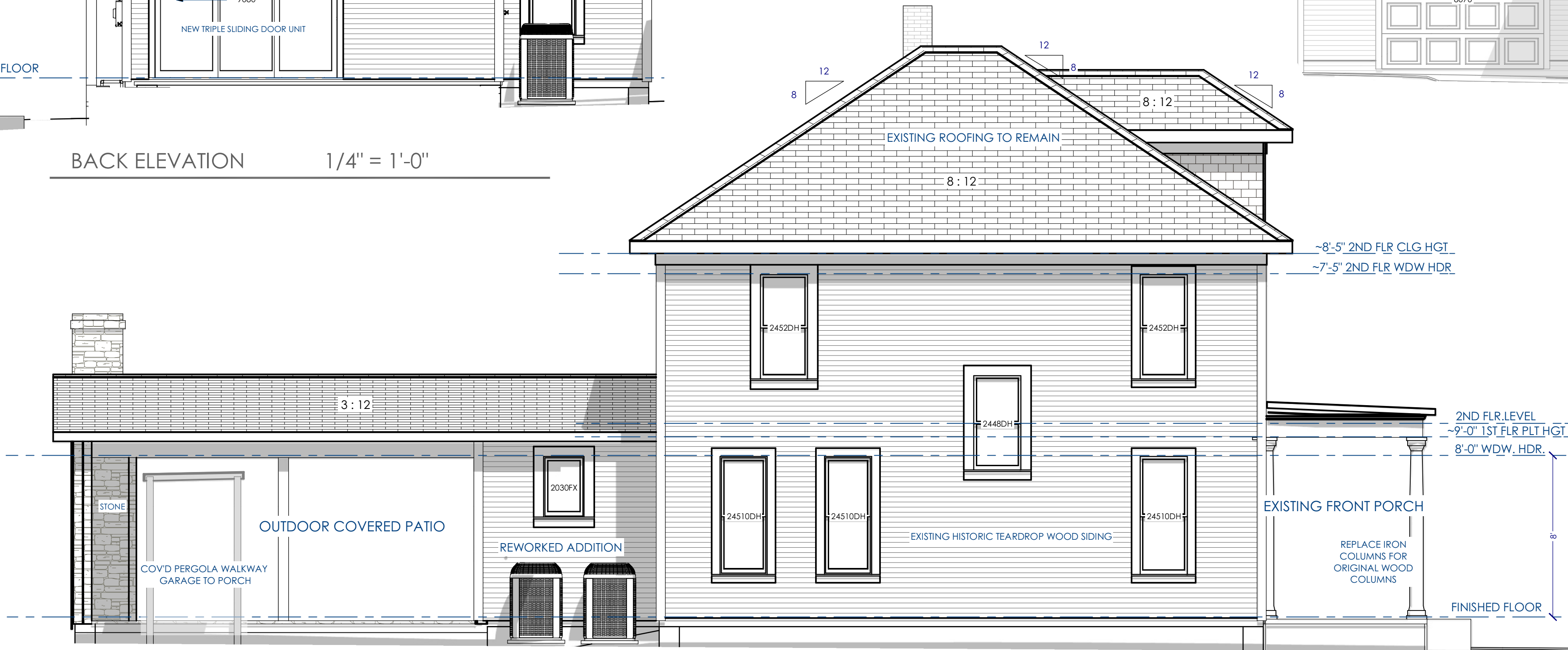
ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY THE CITY OF FREDERICKSBURG, TEXAS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FREDERICKSBURG, TEXAS. THE DESIGNER SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REQUIREMENTS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FREDERICKSBURG, TEXAS. THE DESIGNER SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REQUIREMENTS.



BACK ELEVATION 1/4" = 1'-0"



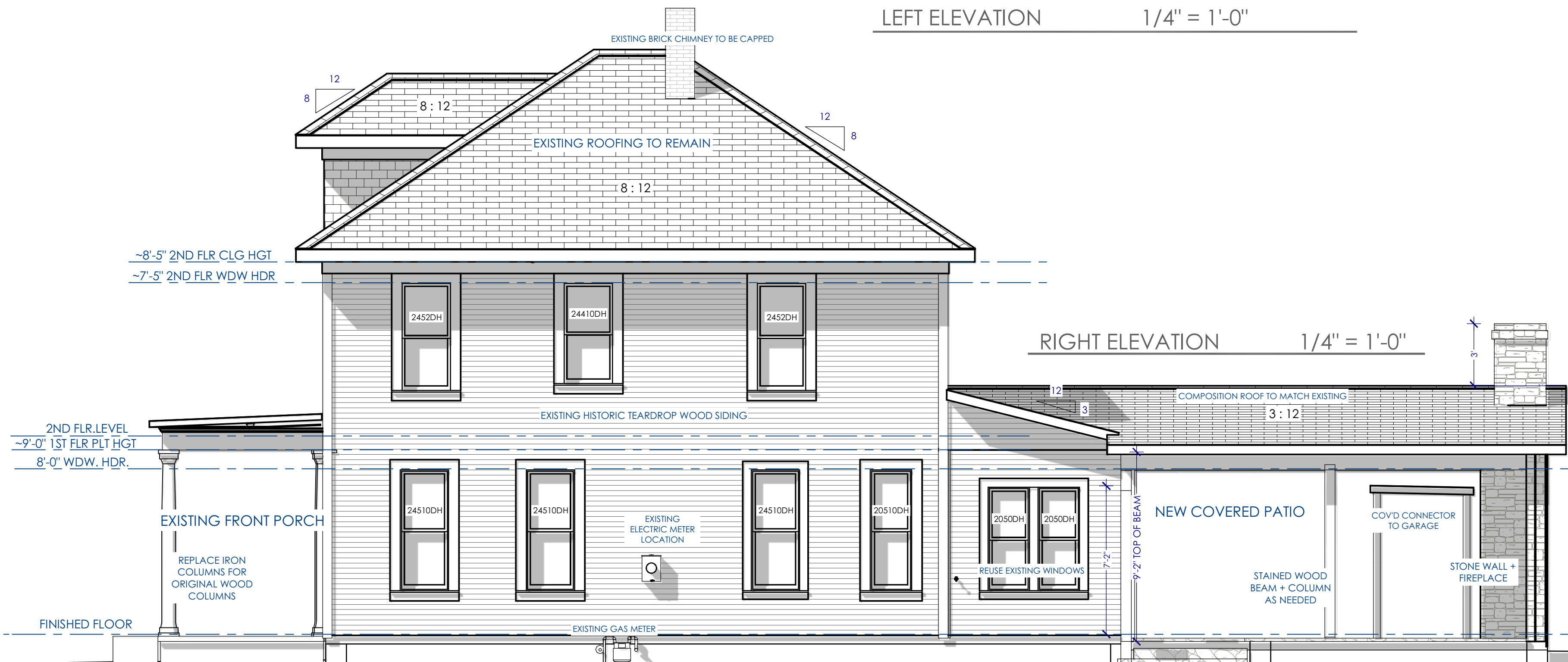
FRONT ELEVATION 1/4" = 1'-0"



LEFT ELEVATION 1/4" = 1'-0"



*REFER TO TRUE COLOR SWATCH SAMPLES FOR TRUE COLORING.



RIGHT ELEVATION 1/4" = 1'-0"

ELEVATION NOTES:

- EXISTING 117 TEARDROP WOOD SIDING TO REMAIN : REPAINT SHERWIN WILLIAMS 2829 - CLASSICAL WHITE
- ALL WINDOWS AND WINDOW TRIM : BOTH TO BE PAINTED SW 2809 ROCKWOOD SHUTTER GREEN
- WINDOWS & DOORS : KEEP AND REPAIR ALL EXISTING EXTERIOR WDWS & ENTRY DOOR.
- FASCIA /SOFFIT : REPAINT EXISTING SW 2829 - CLASSICAL WHITE
- PORCH CEILINGS : RECLAIMED BEADBOARD - LIGHT BLUE @ FRONT PORCH; OILED WOOD @ BACK PORCH.
- REPLACEMENT SIDING IN REAR LEAN-TO : SALVAGED 117 TEARDROP SIDING FROM DEMO + RECLAIMED TO MATCH WHERE NEEDED.
- ROOFING : ALL EXISTING LIGHT GRAY COMPOSITION ROOFING TO REMAIN; ENTRY PORCH STANDING SEAM TO REMAIN. NEW ADDITIONS/STRUCTURES TO HAVE CLOSELY MATCHING LIGHT GRAY COMPOSITION ROOF.
- EXTERIOR LIGHTING : FRONT ENTRY PORCH - EXISTING CEILING LIGHT RECEPTACLE ONLY. REAR PORCH - CEILING LIGHTS. NO SECURITY LIGHTS NEEDED AT THIS TIME. ONLY FUTURE DARK SKY FRIENDLY LANDSCAPE LIGHTING AS NEEDED PER FUTURE LANDSCAPE DESIGN AND PLAN.
- ALL STRUCTURAL DRAWINGS BY LICENSED STRUCTURAL ENGINEER

ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY THE CITY OF FREDERICKSBURG, TEXAS. ANY CHANGES, DISCREPANCIES, OMISSIONS, OR ERRORS MUST BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY UPON DISCOVERY. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

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Willow Creek
DESIGNS
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Strode Residence
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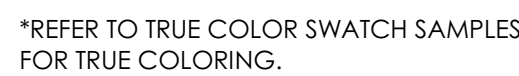
ELEVATIONS

Scale:
1/4" = 1'-0"

Date:
12/23/2024

Revisions:

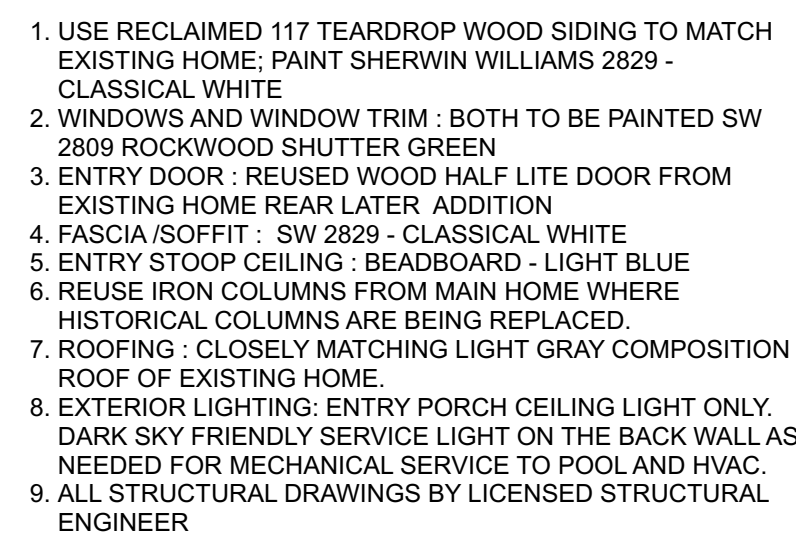
A-3



ALL BUILDING PRACTICES TO COMPLY WITH THE NEW 2015 INTERNATIONAL ENERGY CONSERVATION CODE IN EFFECT SEPTEMBER 2016.

is contractor also responsible for generating Certificate of Compliance and affixing to electrical panel or within 6 feet of the electrical panel and be readily visible.

Plans have not been reviewed by a Home Energy Rater and does not contain a complete list of specs for an approved R-13 Rating Index. Please contact an approved Home Energy Rater for pre-construction modeling and a path for an approved ERI and Home Energy Rating Certificate.



614 SF± CONDITIONED AREA
21 SF± FRONT PORCH
635 SF± TOTAL SLAB

www.willowcreekdesignsfbg.com

706 W. Schubert
Fredericksburg, Texas 78624

NEW GUEST HOUSE NOTES + DIMENSIONS PLANS

A-6



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: Development Services

TO: Historic Review Board

APPLICATION:

MEETING DATE: January 14, 2025

CATEGORY: DISCUSSION ITEMS

CAPTION: Recommendation for changes to Stop Work Order fees for work begun without proper Certificate of Appropriateness

SUMMARY:

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

STAFF RECOMMENDATION:

ATTACHMENTS:

1. Penalties and Enforcement

Sec. 23-67. - Penalties and Enforcement.

- (a) *Violation of article.* A person, firm, corporation or other entity commits an offense if he/she/it violates this article. Each day the offense continues constitutes a separate offense. The following penalties, which are nonexclusive, and in addition to other provisions of this Article III, and the exercise of one or more of which shall not preclude exercise of the others, shall be imposed on those persons or entities found to have violated this article:
- (1) The same penalties as set forth in the zoning ordinance of the City for all violations of requirements set forth in the said zoning ordinance; or the penalties set forth in section 1-6 of this Code of Ordinances of the City for zoning violations (currently up to \$2,000.00 per day).
 - (2) A certificate of occupancy will not be granted for any property until compliance with all Certificate of Appropriateness requirements are verified by the Historic Preservation Officer or building official of the City.
 - (3) *Stop Work order.*
 - a. Whenever the building official finds any work regulated by this Article being performed in a manner either contrary to the provisions of this Article or dangerous or unsafe, the building official is authorized to issue a stop work order.
 - b. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume.
 - c. Any person, firm, corporation or other entity who or which shall continue any work having been served with a stop work order, except such work as that person is directed to perform to remove the violation or unsafe condition, shall be subject to penalties as prescribed by law.
 - (4) If work, which is required to be reviewed, is commenced without a Certificate of Appropriateness, or if a stop-work order is issued, an administrative fee, which is in addition to any other applicable fees, of \$300.00 shall be due in order to apply or re-apply for a building permit or to re-start construction as applicable.
 - (5) In the event the requirements of the Board or Historic Preservation Officer, as applicable, are not met, the building permit shall be revoked. Notice of Revocation shall be delivered or mailed to the applicant by the building official or his or her designee to the address provided on the application.
 - (6) *Restrictions on future development.* If a Resource, either a landmark or one located within the boundaries of the historic district is demolished, removed or relocated without a certificate of appropriateness, or in the event the plans are changed for the property from which the

Resource was demolished, removed or relocated without approval of the changed plans by the Historic Review Board, then the following restrictions, in addition to any other penalties or remedies set forth in this article, shall be applicable to the site where the Resource was formerly located:

- a. No building or other permits will be issued for construction on the site, with the exception of a permit to restore such Resource after obtaining a certificate of appropriateness, for a period of five years after the date of such demolition, removal or relocation.
 - b. No permits shall be issued by the City for any curb cuts on the site for a period of five years from and after the date of such demolition, removal or relocation.
 - c. No parking lot for vehicles shall be operated whether for remuneration or not on the site for a period of five years from and after the date of such demolition, removal, or relocation.
 - d. The owner of the site shall maintain the site in a clean and orderly state and shall properly maintain all existing trees and landscaping on the site. When these restrictions become applicable to a particular site, the Historic Preservation Officer shall cause to be filed a notice thereof in the real property records of Gillespie County and such restrictions shall then be binding on future owners of the property.
- (7) *Civil action.* As an additional remedy in addition to the penalties stated above, the City Attorney for the City of Fredericksburg or his or her designee shall have the power to take all necessary civil action to enjoin non-compliance or enforce the provisions hereof and to request appropriate legal or equitable remedies or relief.
- (8) *Cumulative remedies.* The provisions of this section shall apply in addition to other enforcement procedures or penalties which are available at law or in equity, including, but not limited to, those available for adversely affecting historic structures or property under Texas Local Government Code § 315.006 and Texas Government Code § 442.016 as the same may be amended from time to time.

(Ord. No. 27-007, 7-5-2017)



HISTORIC REVIEW BOARD AGENDA MEMO

DEPARTMENT: City Secretary

TO: Historic Review Board

APPLICATION:

MEETING DATE: January 14, 2025

CATEGORY: DISCUSSION ITEMS

CAPTION: Director's Report

1. Demo by neglect update
 2. 2024 by the numbers
 3. City of Fredericksburg Board and Commission Appreciation Dinner set for February 20, 2025, at 6:00 p.m.
-

SUMMARY:

1. Recent action by Code Enforcement on demo by neglect properties
2. Review number of Certificates of Appropriateness applications approved by staff and HRB
3. Save the Date - February 20, 2025 at 6:00 pm at the Hanger Hotel (formal invitation to follow)

RELEVANT ORDINANCE AND DESIGN GUIDELINES/STANDARDS:

STAFF RECOMMENDATION:

ATTACHMENTS:

1. 2025 UPDATE

DEMOLITION BY NEGLECT – UPDATE JANUARY 2025

101 N Lincoln	Paint Failure, Wood Decay, General Deterioration	12/31/24 - Ray Ortegon spoke to Mr. Strayer in person, said he would contact staff, wood has been scrapped - no COA in MGO (1/6/25)	7/16/2024
107 W San Antonio	Paint Failure, Wood Decay, General Deterioration	1/6/25 - Code is going to make contact	1/22/2024
113 W San Antonio	Paint Failure, Wood Decay, General Deterioration	1/6/25 - Code is going to make contact	7/17/2024
204 S Crockett - Accessory Building	Wood Decay, General Deterioration, Stovepipe failure	Approved COA issued on 01/06/25	8/15/2024
206 S Crockett - Garage Building	Paint Failure, Wood Decay, General Deterioration	in correspondence with A Hudson - will be submitting for a COA soon	7/17/2024
207 W San Antonio	Wood Decay, General Deterioration	12/31/24 - Code left message for the owner	9/10/2024
216 W Schubert	Paint Failure, Wood Decay, General Deterioration	12/24 - Code made contact	7/17/2024
258 E Main - 2 Story Building Rear	Paint Failure, Wood Decay, General Deterioration	COA issued to Akin on 10/31/2024 but work not begun as of 12/31/2024	7/17/2024
413 E Main	Paint Failure, Wood Decay, General Deterioration	1/6/25 - Code posted a citation on 1/6/25... Anna spoke to Becky on 9/3/24. Has plans for "old rock shop". Next steps. Immediately needs outside repair of wood and windows and paint. Gave Becky info for MGO for Admin Certificate of Appropriateness.	4/23/2024
612 N Llano	Paint Failure, Wood Decay, General Deterioration	Property was demo'd and new house built in its place	
513 W Main	foundation		

Jan 6, 2025 at 1:56:28 PM
413 E Main St
Fredericksburg TX 78624
United States

Code Violation Notice

413 East Main / 1-6-24 / 1:50 PM

Sec. 32-6. - Bulk garbage container requirement.

- ☐ (h). Garbage container may not be filled such that the lid will not close.
☐ (k). Garbage container may not remain on the street over 24 hours.

Sec. 14-19. - Public nuisance declared.

- (a) It shall be unlawful for any person, or entity who shall own or occupy any property in the city to allow stagnant water, weeds, brush, vegetation, junk, refuse, rubbish, carrion, or any other unsightly, unwholesome or objectionable or unsanitary matter to be kept, accumulate or grow on property.

- ☐ Tall grass & weeds (over 12 inches)
☐ Junk litter and debris

Sec. 47. Water Conservation — Severe water shortage.

Stage ____ Outdoor Irrigation may occur only between ____ to ____ based on the last digit of the street address. M-F only, never on Saturday or Sunday

Watering on ☐ wrong day ☐ wrong time.

Sec. 32-9. - Brush chipping, leaf collection, drop-off and special yard-waste removal services.

- ☐ 3.No material generated at a location other than the residence shall be placed for pick up
☐ 4.No material generated by a hired, commercial, or contracted person or service shall be placed for pick up.
☐ (b) 2. Brush for chipping shall be placed on the property of the garbage utility customer from which the material is generated adjacent to the curb or alley of the City's in a pile no larger than four feet high by eight feet wide.

Other/Notes Demo By Neglect

This is a WARNING ☐

Please take corrective action within ten (10) days ☐

Occupant/Owner will receive a Court summons. ☒



FREDERICKSBURG POLICE DEPARTMENT
CODE ENFORCEMENT OFFICE
1601 East Main Street
Ph: 830-990-8793

Date/Time 1-6-24 1:50 Unit # 50

Jan 6, 2025 at 1:56:44 PM
413 E Main St
Fredericksburg TX 78624
United States



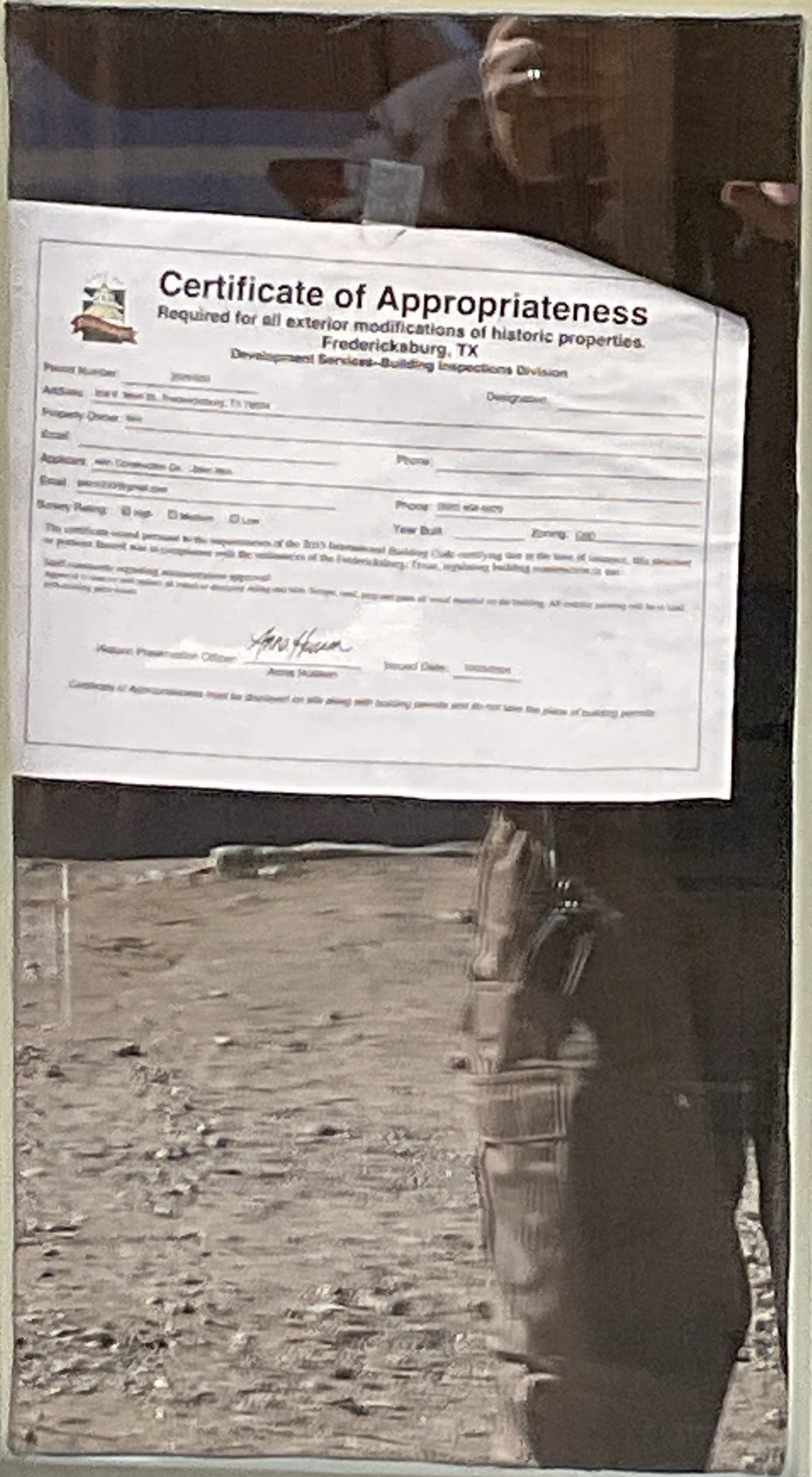
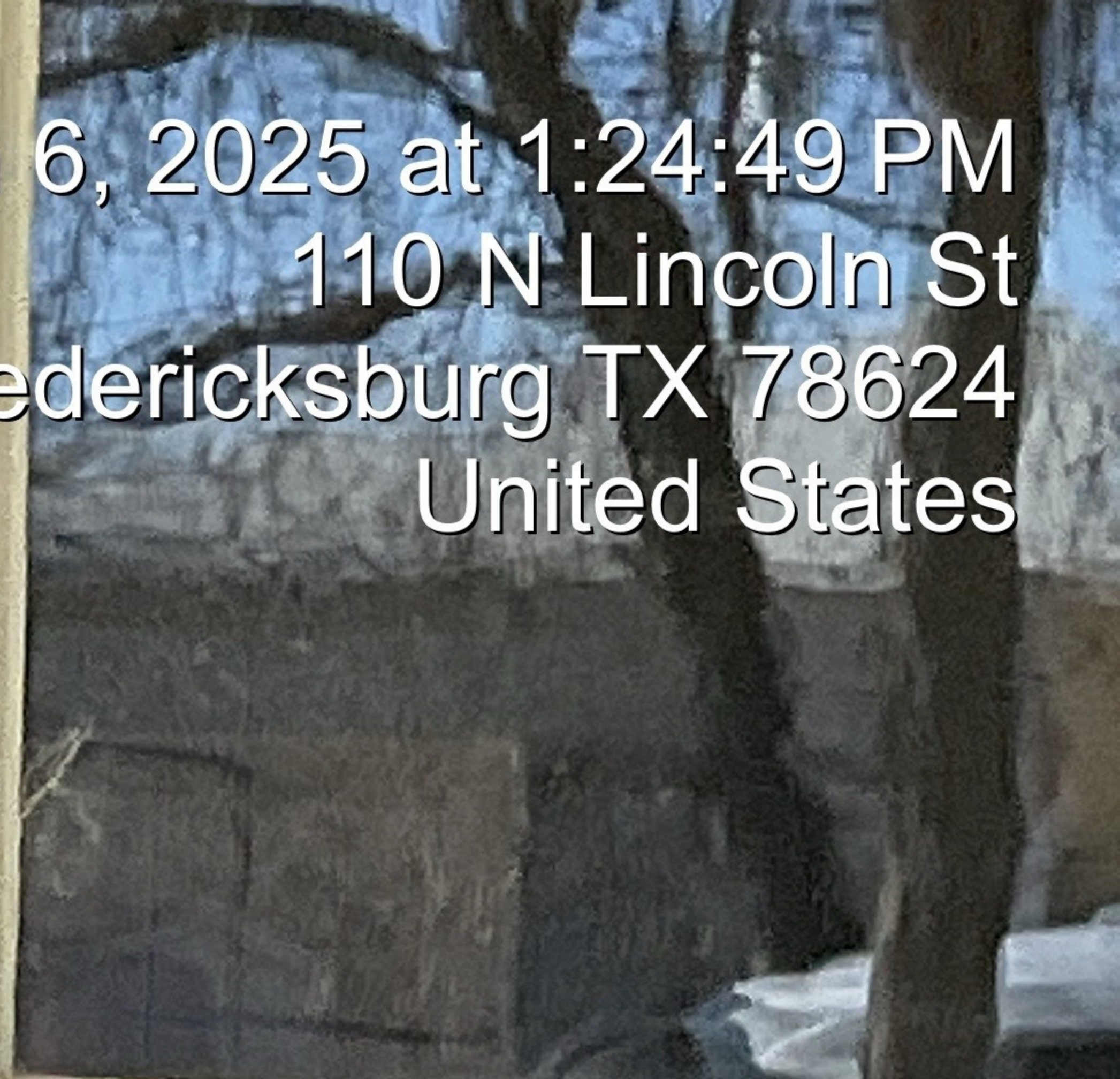
Jan 6, 2025 at 1:56:59 PM
413 E Main St
Fredericksburg TX 78624
United States



Jan 6, 2025 at 1:57:02 PM
413 E Main St
Fredericksburg TX 78624
United States



Jan 6, 2025 at 1:24:49 PM
110 N Lincoln St
Fredericksburg TX 78624
United States



Jan 6, 2025 at 1:24:00 PM
110 N Lincoln St
Fredericksburg TX 78624
United States



Jan 6, 2025 at 1:24:22 PM
110 N Lincoln St
Fredericksburg TX 78624
United States

